

Board of County Commissioners

Division of Planning & Development

Development Review

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February 17, 2003 DRC Meeting

Meeting convened at 2:10 PM.

Present: Robbie Rogers-Director and Chairperson, Richard Helms- Development Coordinator, Tom Mountain-Coastal Engineering, Skip Lukert-Building Official, Terry Neal-Attorney, Hannah McClain-Clerk's Office and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of February 10, 2003. Mr. Mountain seconded the motion and the motion carried.

Old Business-

None

New Business-

Dibarco Haven

Major Development

Preliminary Plan Review

Jim Couillard, property owner, was present and requesting approval to develop a subdivision with 62 residential buildings and a community center. Two copies of the boundary survey and an original signed and sealed drawing are needed. The Building Department is researching handicapped parking requirements. Turn lanes are required to be shown on C-466A. All comments will be addressed and revisions will be submitted on a revised plan. There will be accessible mailboxes in the development. Dumpsters will be placed in the rear of the buildings. The County Engineer had 6 comments, 4 of which had been addressed by Mr. Helms. A vicinity scale is required to be shown on the plans. The development will have one central driveway with 4 lanes.

Mr. Helms moved to approve the request for preliminary plan review, subject to revised plans being submitted to staff and the County engineer. Mr. Lukert seconded the motion and the motion carried.

Nichols Peat Mine

Major Development

SUP/Conceptual Site Plan Review

Ted Wicks, Wicks Consulting Services, Inc., and Michael Lange, Black Gold Compost, were present and requesting approval to develop a peat mine site for excavation only. The project location was clarified. Staff comments have been addressed.

Mr. Helms stated the request was a “special” use as opposed to the “conditional” use listed on the agenda. The County Engineer’s comments have been addressed also.

Mr. Helms moved to approve the request for conceptual plan review. Mr. Mountain seconded the motion and the motion carried.

VOS: Unit 74

Major Development

Engineering Site Plan Review

Lori Paris-Webb and Anna Landman, Miller Sellen Connor and Walsh, were present and requesting approval to develop a 119-unit subdivision. The County Engineer had 4 comments regarding the following subjects. The cover sheet on the submitted plans must say “Engineering” plans. Proposed flood levels and zone “A” was discussed regarding this project. Road signs reflecting speed limits were also discussed. Proof of other agency approvals is required.

Mr. Helms moved to approve the request for engineering plan review, subject to all engineer comments being addressed. Mr. Mountain seconded the motion and the motion carried.

VOS: Unit 75

Major Development

Engineering Site Plan Review

Lori Paris-Webb and Anna Landman, Miller Sellen Connor and Walsh, were present and requesting approval to develop a 162-unit subdivision. The County Engineer had the same comments as the previous request.

Mr. Mountain moved to approve the request for engineering plan review, subject to the engineer’s comments being addressed. Mr. Helms seconded the motion and the motion carried.

VOS: Broyhill Villas

Major Development

Engineering Site Plan Review

Lori Paris-Webb and Anna Landman, Miller Sellen Connor and Walsh, were present and requesting approval to develop a 75-unit subdivision. The County Engineer had 3 comments regarding the following subjects. Cover sheet has to be labeled as “Engineering” plans. The length of the proposed streets regarding County Code requirements was discussed. The proposed lengths were approved in the master plan of variances. Mr. Mountain suggested noting any approved variances on the plans.

Mr. Mountain moved to approve the request for engineering plan review, subject to the engineer’s comments being addressed. Mr. Helms seconded the motion and the motion carried.

***Flamingo Heights
Major Development
Preliminary Plat Review***

Alan Garman, Civil Tech Consulting Engineers, Inc., was present and requesting approval to develop a subdivision in two phases. The subdivision will have dedicated streets with type II asphalt. Outside radius on cul-de-sacs, swales and rights-of-way were discussed. The rear setbacks were clarified. Attorney Neal will review the covenants and restrictions. The minimum lot width at the cul-de-sacs will be 75'. The subdivision will have a Homeowner's Association. The ingress/egress easement shown on the plans is a 25' private easement. There is 15' of unplatted right-of-way to the north of the project. The vicinity map is shown on a separate sheet. The County engineer's comments have been addressed. All remaining engineering comments can be addressed on the engineering plans. The request for rezoning and land use change will be heard by the ZAB and all DRC approvals will be subject to the ZAB's approvals.

Mr. Helms moved to approve the request for preliminary plat review, subject to all comments being addressed and ZAB approvals. Mr. Mountain seconded the motion and the motion carried.

***VOS: Spanish Plaines Professional Plaza
Major Development
Preliminary Plan Review***

Ed Abshier and Marty Dzuro, Grant and Dzuro, were present and requesting approval to construct 27,000 square feet of building area. The total drainage area for Spanish Plaines was discussed. Handicapped parking for Building "A" is south of the building. There are also two existing handicapped parking spaces shown on the revised plans. The scale for the vicinity map, fire hydrant, outdoor lighting and correcting of the legal description are all shown on the revised plans. Property ownership and the possibility of transfer were discussed. Attorney Neal will work with Mrs. Rogers regarding this issue.

Mr. Helms moved to approve the request to construct 27,000 square feet of building area, subject to all comments being addressed and any comments from the attorney regarding the possibility of transfer. Mr. Mountain seconded the motion and the motion carried.

***VOS: Trashbusters
Major Development
Preliminary Plan Review***

Ed Abshier and Marty Dzuro, Grant and Dzuro, were present and requesting approval to construct 960 square feet of building area. The vicinity map scale, outdoor lighting and corrected legal description is shown on the revised plans. Surrounding property uses and screening requirements were discussed.

The County Engineer recommends approval, subject to all comments being addressed on the engineering plans.

Mr. Helms moved to approve the request to construct 960 square feet of building area, subject to all comments being addressed. Mr. Lukert seconded the motion and the motion carried.

Public Forum-

None

The next meeting is scheduled for February 24, 2003.

The meeting adjourned at 2:55 PM.